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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LOU'S AUTO DRIVING SCHOOL (MERCADO) SITE PLAN

PROJECT LOCATION: 297 WINDSOR HIGHWAY (NYS ROUTE 32)
SECTION 42 – BLOCK 1 – LOT 15

PROJECT NUMBER: 08-10

DATE: 15 OCTOBER 2008

DESCRIPTION: THE PROJECT PROPOSES THE CONVERSION OF THE EXISTING RESIDENTIAL STRUCTURE INTO OFFICES OCCUPANCIES (PERSONAL SERVICE AND RENTAL OFFICE). THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 JULY 2008 PLANNING BOARD MEETING. ***THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.***

1. The plans submitted are an improvement from prior plans, with much of the requested additional information provided. Some corrections are required and are noted below.

The quality of the plan is improved from the prior plan; however, the print quality is such that some areas of the plan are difficult to see. Adjust print/line darkness. In addition, the plan does not bear the stamp and signature of a NYS Licensed Professional.

2. We have reviewed the latest plan and have the following comments:
 - I recommend the handicapped parking space be shifted to the left so as to make placement of the handicapped signs possible (behind the sidewalk). Depict signs on site plan.
 - A curb/sidewalk drop must be indicated for access to the sidewalk elevation from pavement elevation.
 - Generally, striping for parking stalls and handicapped marking are 4" line width. Reconsider 2" line width indicated.
 - Plan sheet 1 depicts striping at the left side of the front parking row, and sheet 2 indicates a single curb. Correct.

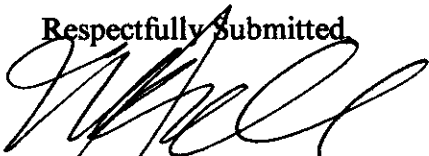
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- The designer needs to recheck and clarify elevations shown on the plan. Some areas of differential elevation appear to be inconsistent with plan improvements or adjoining information. Examples include (but are not limited to):
 - 224 elevation on right side of building inconsistent with adjoining front and rear.
 - Rim elevation of most interior catch basin appears to indicate at least a 6 ft. fill. Is this intended?
 - Invert elevations should be indicated for drainage structures at entry.
 - Existing elevations and contours should be made more clear on the plan.
 - Verify suitability of curbs in area where differential elevation appears to exceed standard curb height.
 - Verify curb dimensions on detail. Dimensions would appear to result in 10 inch reveal.
- Drawing 2 includes lighting. Insufficient information has been provided regarding lighting pattern and intensity. Provide isolux lighting curves and manufacturer's information on plan. The designer should be aware that "flood type – projection lighting" is generally unacceptable. Cutoff downward cast lighting units preferable. Further, verify quantity of lighting units.
- Rework Sheet 3 to clearly distinguish between disturbance limit and silt fence. Further, it is noted that the low point at the rear of the site (where runoff would likely discharge) is not provided with silt fence.
- Plan should be expanded to more appropriately comply with Town Stormwater Management regulations.

3. A Lead Agency Coordination Letter was issued on 8-4-08. My file indicates that responses were received from NYSDOT and OCDP, with both agencies concurring with the New Windsor Planning Board assuming Lead Agency. The Board may wish to formally assume the position of lead agency under the SEQRA review process at this time.
4. The application was referred to the Orange County Planning Department on 9-3-08. I am not aware of any response.
5. A technical referral to the NYSDOT has not yet been made. I suggest the plans be corrected to address the comments above, following which the referral can be made, if so authorized by the Board.

Respectfully Submitted



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Engineer for the Planning Board